



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 04, 2012
1206-SPP-02
Exhibit 1

Petition Number: 1206-SPP-02

Subject Site Address: 1001 W. State Route 32, Westfield, IN 46074

Petitioner: Hall and House, LLC

Representative: Donna Smithers – Northpointe Surveying, Inc.

Request: Primary Plat review for 2 lots on approximately 13.4 acres in the proposed Hall and House PUD.

Current Zoning: Enclosed Industrial
SR 32 Overlay, US 31 Overlay

Current Land Use: Agricultural/Vacant

Approximate Acreage: 13.4 Acres

Zoning History: Enclosed Industrial

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

Staff Reviewer: Ryan Clark, Associate Planner

Procedural

- Requests for Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the June 04, 2012 Advisory Plan Commission (the "APC") meeting.
 - Notice of the June 04, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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Project Overview

Project Location

The subject property is approximately 13.4 acres in size and is located at 1001 W. SR 32 (the "Property"). The Property is bound by SR 32 to the north, industrial property to the east and south, and residential/agricultural to the west.

Project Description

The proposed primary plat is for two (2) lots on the north and south side of the proposed Westfield Park Drive realignment. If the pending change in zoning request (1206-PUD-06) is successful, the Property will be zoned Hall and House PUD prior to plat approval. The Property will be bisected by the proposed Westfield Park Road which is expected to go out for bid in 2012.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location– COMPLIANT
 - Any street related to the subdivision – COMPLIANT
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, scale, north point and date – COMPLIANT
 - Land use adjacent to proposed subdivision and owner's names – Staff is working with petitioner to ensure compliance.
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – Staff is working with petitioner to ensure compliance.
 - Easements - locations, widths and purposes - COMPLIANT
 - Statement concerning the location and approximate size or capacity of utilities to be installed



- Petitioner is working with the Westfield Public Works Department for compliance.
- Layout of lots, showing dimensions and numbers and square footage – Staff is working with petitioner to ensure compliance.
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – Staff is working with petitioner to ensure compliance.
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners – COMPLIANT
- Building setback lines – COMPLIANT
- Legend and notes - COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - Petitioner is working with Westfield Public Works Department for compliance.
- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - COMPLIANT
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - Petitioner is working with Westfield Public Works Department for compliance.
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - Petitioner is working with Hamilton County Surveyors Office to ensure compliance.
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. –Petitioner is working with the Indiana Department of Natural Resources to ensure compliance.



Public Policies

Comprehensive Plan-Feb 2007

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and services uses, as acceptable.

Thoroughfare Plan-Feb 2007

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies State Route 32 as a Primary Arterial. The recommended right-of-way width for a Primary Arterial is 150 feet.

The Indiana Department of Transportation is planning a realignment of Westfield Park Drive in order to align with Wheeler Road to the north. The realignment, part of the US 31 Major Moves Project, will bisect the Hall and House PUD. The project is planned to go to bid in 2012.

Water & Sewer System-Aug 2005

Water lines run along the northern boundary of the property bordering SR32. The property is not currently served by sewer. However, the proposed relocation of Westfield Park Drive includes a sewer and water main running parallel to the street.

Annexation

The Property lies within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The northeast portion of the property falls within the 5-year TOT (time of travel) well-head protected area.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at 674-6599 or rclark@westfield.in.gov.